

2 Bed Maisonette

Guide Price  
**£300,000**



## Heath Close UB3 5LA

**2 DOUBLE BED MAISONETTE / NO UPPER CHAIN:** A real opportunity to acquire a much larger than average 2 bedroom maisonette with tremendous potential and new lease on completion of the sale.

Priced to reflect general updating is required and available with no upper chain this ground floor property is situated in a cul-de-sac conveniently within walking distance of Harlington village centre with its shopping facilities, William Byrd school and bus routes to the Bath Road and London Heathrow Airport. The M4/M25 networks and Hayes mainline station to Paddington (Crossrail due 2022) are also only a short drive away.

Offering spacious accommodation this property features a spacious lounge, fitted kitchen, 2 double bedrooms and fitted shower room.

Other benefits include include double glazed windows, gas central heating, private rear garden and residents parking permits.

## Accommodation

2 Double Bed Maisonette

Convenient Cul-De-Sac  
Location

Large Lounge

Gas Central Heating /  
Double Glazing

Private Rear Garden

New Lease On Completion

No Upper Chain

EPC Rating D / Leasehold

## Ground Floor

**Entrance Hall** - Fitted carpet and radiator.

**Lounge** - 14' 6" x 11' 2" (4.43m x 3.42m) Fitted carpet, feature fireplace, radiator and double glazed windows.

**Bedroom 1** - 12' 4" x 10' 4" (3.78m x 3.16m) Fitted carpet, radiator and triple glazed windows.

**Bedroom 2** - 14' 6" x 7' 8" (4.43m x 2.36m) Fitted carpet, radiator and triple glazed windows.

**Kitchen** - 12' 4" x 7' 8" (3.76m x 2.36m) Vinyl flooring. Fitted wall and base units with worktops to include a single drainer sink unit, cooker point, space for fridge/freezer, plumbing for washing machine, wall mounted boiler and large storage cupboard. Double glazed window and door to private garden.

**Shower Room** - Vinyl flooring and radiator. Three-piece shower suite to include large shower cubicle, wall mounted hand basin, low level W.C. and tiled walls and splashbacks. Frosted double glazed window.



## Exterior

**Outside** - Low maintenance rear garden with large storage unit.

**Tenure** - Leasehold: 99 years from 29 September 1967. Charrison Davis has been advised a new lease in the region of 135 years will be provided on completion of sale although the Vendors Solicitor will confirm exact term and lease details.

Ground Rent: To be confirmed by Vendors Solicitor

Service Charge: To be confirmed by Vendors Solicitor

**About Harlington** - Harlington is a district of the London Borough of Hillingdon, on the northern perimeter of London Heathrow Airport. The district adjoins Hayes to the north and shares a railway station with the larger district, which is its post town, on the Great Western Main Line to Paddington. The Crossrail project linking the Hayes and Harlington station to Canary Wharf is due to complete in 2022. The



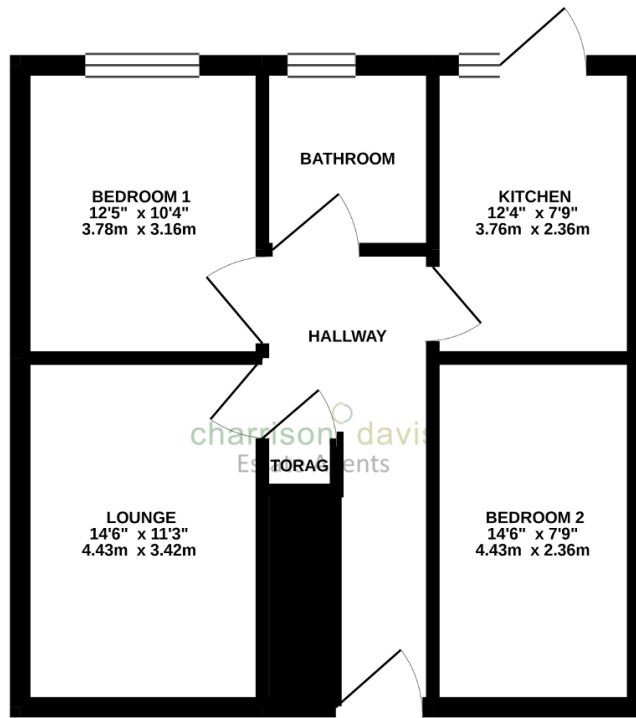
journey time to Canary Wharf will be just 34 minutes. Other London stations will include Bond Street, Tottenham Court Road, Farringdon and Liverpool Street.

The village is surrounded by Green Belt land and open fields and also contains a parade of shops to include a Pharmacy, Co-operative Convenience store, Newsagents, a variety of restaurants and fast food outlets and a Post Office. There are also four public houses: The Great Western, The Pheasant, The Wheatsheaf, and The White Hart. The village also boasts two churches, a Baptist church and a Church of England church, St Peter & St Paul's and William Byrd School. The village High Street is also home to the Harlington Locomotive Society and West London Models.

The earliest surviving mention of Harlington appears to be in a 9th-century charter in which land at Botwell in Hayes was said to be bounded on the west by "Hygeredington" and "Lullinges" tree. The first of these must be Harlington; the second has not been identified. The boundary between Hayes and Harlington, which may have been defined by the date of this charter, was later marked by North Hyde Road and Dawley Road.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78   C
55-68	D	65   D	
39-54	E		
21-38	F		
1-20	G		